

Valley Center Community Planning Group

Minutes for the March 14, 2011 Meeting

Chairman: Oliver Smith; Vice Chairman: Anne Quinley; Secretary: Steve Hutchison

7:00 pm at the Valley Center Community Hall; 28246 Lilac Road, Valley Center CA 92082

A=Absent/Abstain A/I=Agenda Item BOS=Board of Supervisors DPLU=Department of Planning and Land Use IAW=In Accordance With N=Nay
P=Present SC=Subcommittee TBD=To Be Determined VCCPG=Valley Center Community Planning Group Y=Yea R=Recused

Forwarded to Members: 2 April 2011

Approved: 11 April 2011

1.

Call to Order and Roll Call by Seat #:

07:06 PM

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
A N D E R S O N	H U T C H I S O N	H O F L E R	G L A V I N I C	B R I T S C H	C L O U T I E R	Q U I N L E Y	V I C K	L E W I S	N J O O R H W O S O O D N	S M I T H	J A C K S O N	R U D O L F	D A V I S	B A C H M A N
P	P	P	P	P	P	P	P	A	P	P	P	P	P	P

Notes: Quinley arrived 7:11 p.m.

Quorum Established: 14

Yes (x)

Pledge of Allegiance

2.

Approval of Minutes: February 14, 2011

Motion: The VCCPG approves the minutes of 14 February 2011

Maker/Second: Hoffer/Rudolf

Carries/Fails (Y-N-A): 13-0-0 voice

3.

Open Forum:

- a) Davis received email from two people on Miller Rd. who are concerned about stone monuments on Heritage Trail obstructing the view from a traffic perspective. Glavinic suggests they address this issue to Traffic Advisory Committee.
- b) Glavinic suggests holding meetings every other month when agenda is light. Smith says we take the suggestion up later.

4.

Announcements & Items of Public Interest for Discussion:

- a) **Update on the Stargaze/Fruitvale intersection issue (Davis)**
Bob Goralka, Murali Pasumarthi, John Thomas, and Derek Gade from the County DPW met onsite with Valley Center resident, Andrew Kann, Bob Davis, Larry Glavinic and Steve Hutchison. The County representatives acknowledged a need to change intersection alignment and discussed several ideas. Suggested that restriping be done immediately to affect the lane alignment and additional recommended engineering changes be put in line for CIP funding.
- b) **Update on the \$425,000 Valley Center Road improvement list of proposed projects being reviewed and vetted by DPW (Bob Davis)**
No update. County is presently evaluating the list of suggested changes and will reply once completed.
- c) **Reminder for all members that their FPPC Form 700 was due on March 1. Please get any that have not been submitted to the County right away (Smith)**
Form 700 due to Cheryl Jones by 31 March.
- d) **Summary of March 4, 2011 Steering Committee meeting (Smith)**
The Steering Committee of chairpersons of SD County planning groups met 4 March 11 to discuss the issue of Deference to Community Plans addressed in two staff reports on GPU. The group asked BOS for deference to community plans for GPU. They also asked for removal of specific policy language in the staff report that subordinated community plans to the General Plan. Also resolved, given long history of development of GPU and community plans, to oppose the attempt to subordinate community plans to GPU.

e)	Update on TIF fee revision process underway at the County (Smith) Stakeholders group is reviewing TIF Program, including policy, technical reports and fee rate structure. The update will address the SD County General Plan Update, CEQA requirements, and the potential for reducing fee rates. Stakeholders group will meet in future to continue to review policy development before sending recommendations to BOS subsequent to adoption of GPU.
f)	CERS meeting to review possible routes for evacuation. (Smith) Routes must be county controlled roadways and/or gates. If gate is present it must be maintained and inspected by county. There are many conditions to be met to make an escape route from a private road. Rudolf asked about the issue of paving relative to the conversion of private roads. Asked the planning group's representatives to push harder on road paving standard. Hofler also asked about road standards. Roger Foynes suggested the use of Knox-Box for access through private gates.
5.	Action Items:
5.a.	P10-010; Lilac Ridge Verizon Wireless project, 10378 Lavender Point, Escondido, CA; Site Plan with Enlarged Storm Water Management Plan, elevations and other detailed drawings. (Anderson)
Discussion: Continued?	
Motion:	
Maker/Second:	
Carries/Fails (Y-N-A):	
5.b.	Administrative permits AD10-059 (30882 Palomar Vista Dr) and AD10-060 (30893 Palomar Vista Dr) for wind turbines proposed for Valley Center residential installation. (Bachman)
Discussion: Smith suggested VCCPG is responsible for checking with neighbors re turbines. Smith wants to continue to review each project as it is proposed. Need to be more adept at reviewing such projects as they become more popular. Bachman suggests we presently consider only the two requests before the planning group. Hofler suggests we treat turbines similarly to cell towers, one by one. Glavinic suggested it is a bad precedent to allow the County to handle these requests for a new technology administratively. Rudolf asks about the use of DPLU director E. Gibson's letter in the application. Vick wants neighborhood participation in approval process to protect neighbors from noise. Bachman supports that notion. Rick Berry, Dyocore, supports installing additional systems to allow evaluation. Roger Foynes, a neighbor to the two proposed systems, requests participation in review of such systems. He mentioned potential concerns of noise and harm to wildlife. Davis asked when the two systems would be operational. Rick Berry responds that operation could begin two weeks from approval. He suggested that questions of noise are addressed by County-required noise compliance agreement. Vick asks if systems generate noise that exceeds 45dB, can the neighbors require removal of the systems. Bachman points out noise compliance agreement requires removal if noise exceeds 45dB. Glavinic suggests that we don't have enough information to know what it sounds like and what affects it may have. Neil Adams, applicant, described his own sensitivity to noise and sensitivity to neighbors. Kevin Kirby, applicant, is sensitive to noise himself and would dismantle system if too noisy for him or neighbor. He says bird strikes may not be an issue, and he suggests a demonstration system to verify that. Bachman says proposed systems meet county requirements for setbacks and height. He says there would be no cumulative effects unless several systems are built side by side. Regarding "grandfathering" of current systems should County requirements change in the future-- all systems would be judged based on requirements of County at the time of approval. Bachman moves to approve these two requests to evaluate these systems. Davis seconds. Britsch asks about input from neighbor. Rudolf asks for amended motion to include a reference to Eric Gibson's letter of 9 March 11 in this item. Bachman acquiesces. New motion by Smith.	
Motion: Approve the applications presented as a way of evaluating these systems with reference to Eric Gibson's 9 March 11 letter to consider administrative permitting in future.	
Maker/Second: Smith/Hofler	
Carries/Fails (Y-N-A): 14-0-0 voice	
Motion: Chair to write a letter to County stating that the VCCPG will handle these requests as they arise rather than have them handled administratively at DPLU.	
Maker/Second: Smith/Quinley	
Carries/Fails (Y-N-A): 14-0-0 voice	
5.c.	Discussion and vote to reimburse the Vice Chair for 2011 rental of the Valley Center Community Planning Group mail box.

Discussion: Only jocular comments.														
Motion: Approve reimbursement														
Maker/Second: Glavinic/Rudolf								Carries/Fails (Y-N-A): 14-0-0 voice						
5.d.		Further discussion and possible vote on the formation of a subcommittee to consider I-15/395 Master Planned Community Major Pre-Application; Case number 3992-10-025 (MPA); Northwestern Corner of Valley Center, Southwest of Lilac Road, East of Old Highway 395. Contact: Jon Rilling, 12275 El Camino Real, Suite 110, San Diego. (Smith)												
Discussion: Smith asks to appoint chair to create mission statement for SC and take applications for membership on SC. Considering the considerable community interest in this project, it will be necessary to review potential conflicts of interest for all SC members [e.g. owning land within 500 feet; received anything of value from applicant]. Need to assure willingness to work. He wants to create a reserve list for replacements or changes in SC membership to avoid delays in review process. J. Rilling, Accretive, is expecting a project plan in summer. VCCPG is to approve format of application. Rudolf asks about how many members – Smith says an odd number of members between 5 and 9 would be appropriate. Rudolf says the pre-application letter from Accretive is 200-pages and many subsequent studies will require much work. BOS closed public input on GPU update and Accretive sent letter 20 Jan for BOS meeting 9 Feb requesting Special Project Area status for their project. Accretive's method of working with community is suspect and obscure in Rudolf's experience. Glavinic suggests waiting to form a committee until we actually have a project. Hofler asks if we form SC, will attitude of Accretive change? Or will it just give the project credibility? She objects to eliminating potential members of SC who live near West Lilac – Smith responds with conflict of interest rules put forward by the county counsel. Rudolf reminds that County sets definition for conflict. Rudolf suggests VCCPG will gain credence by forming SC. Hofler thinks there is not enough documented substance to create SC. Smith responds that it will be useful to have a SC that is up to speed and ready for the magnitude of this project when there is material to investigate. Glavinic suggests members must be willing to devote long-term effort for such a large project – Rudolf reminded that a PAA is a two-year process unless extensions are granted. Janet Wohl asks how Accretive can have a project SC with no project presently existing.														
Motion: Establish a SC and appoint a chairperson to whom VCCPG can assign tasks. Chair can rename SC if desired.														
Maker/Second: Quinley/Vick								Carries/Fails (Y-N-A): 10-2-2						
A N D E R S O N	H U T C H I S O N	H O F L E R	G L A V I N I C	B R I T T S C H	C L O U T T I E R	Q U I N L E Y	V I C K	L E W I S	N J O O R H W N O S O O D N	S M I T H	J A C K S O N	R U D O L F	D A V I S	B A C H M A N
Y	Y	N	N	R	Y	Y	Y	A	Y	Y	R	Y	Y	Y
Notes: Britsch and Jackson recused														
Motion: Nominate Steve Hutchison to chair Sub-Committee for Case Number 3992-10-025 (MPA) with duties to include crafting a mission statement for the SC; review application form; review applicants with assistance from county counsel re conflict of interest; create a SC member and reserve member list; request all correspondence relative to the project be sent to chair from DPLU; announce availability of SC applications in local newspaper														
Discussion: Glavinic requests amendment to motion that requires prospective SC members to commit to four years availability or state their intention to serve at least four years or to completion of project. The amendment to the motion not accepted by maker.														
Maker/Second: Rudolf/Quinley								Carries/Fails (Y-N-A): 12-0-2 Voice						
Notes: Britsch and Jackson recused														
5.e.		Subcommittees: Discussion and vote on adding LaVonne Norwood-Johnson and Mimi VanKoughnett to the Parks and Recreation Subcommittee (Bachman); discussion and vote on adding Leon Schwartz to the Tribal Liaison Sub-committee (Glavinic)												

Discussion: Bachman questions that Mimi VanKoughnett talked to him about nomination. Rudolf suggests replacing Smith and Rudolf with new nominees.	
Motion: To accept nominations of LaVonne Norwood-Johnson and Mimi VanKoughnett to Parks and Recreation SC and replace Smith and Rudolf on that SC.	
Maker/Second: Glavinic/Vick	Carries/Fails (Y-N-A): 14-0-0 Voice
Motion: To accept nomination of Leon Schwartz to Tribal Liaison Sub-committee	
Discussion: Glavinic strongly supports nomination of Leon Schwartz. Smith requests that SC discuss creation of a mission statement and renaming SC.	
Maker/Second: Glavinic/Cloutier	Carries/Fails (Y-N-A): 14-0-0 Voice
5.f.	Discussion and possible vote on potential map changes—Property Specific Requests and the Unrecorded Subdivision Maps—that are before the Board of Supervisors. VCCPG may wish to take a position on the appropriateness of these changes. (Rudolf)
Discussion: Rudolf addressed Tentative map extensions done by legislature due to process challenges or economic downturn. Examples of extended Tentative Maps are Woods Valley Ranch and Orchard Run. Endangered Habitats League sent letter to BOS to not water down 12 years of work with property specific requests. Super Roberts request to eliminate Community Plans. Asks for VCCPG to support EHL position. Glavinic observed there seems to be no sense of urgency on larger projects and extensions become extensive. He proposes that project should be completed within 10 years or approved by right. Rudolf observes that developers extend project until orig proj doesn't resemble final.	
Motion: Move that VCCPG support the points of the EHL in letter to BOS regarding expiring tentative maps and property specific requests. BOS should not allow extensions or grant property specific requests.	
Maker/Second: Rudolf/Hofler	Carries/Fails (Y-N-A): 13-1-0 Voice
Notes: Glavinic dissented	
6.	Subcommittee Reports & Business:
a)	Mobility – Robert Davis, Chair.
b)	GP Update – Richard Rudolf, Chair.
c)	Nominations – Hans Britsch, Chair.
d)	Northern Village – Ann Quinley, Chair.
e)	Parks & Rec. – Brian Bachman, Chair.
f)	Rancho Lilac – Ann Quinley, Chair. - inactive
g)	Southern Village – Jon Vick, Chair.
h)	Spanish Valley Ranch – Oliver Smith, Chair. - inactive
i)	Tribal Liason – Larry Glavinic Co-Chair; Victoria Cloutier, Co-Chair SC won't change its name. J. Quisquis of San Pasqual is on SC.
j)	Website – Robert Davis, Chair.
k)	Pauma Ranch – Christine Lewis, Co-Chair; LaVonne Norwood-Johnson, Co-Chair.
7.	Correspondence Received:
	a. DPLU to VCCPG; Beauvais Major Subdivision; 3100-5315 (TM); Environmental Log No. 03-02-035-Transmital of Final Project Documents. Application for a Tentative Map was approved by the Planning Commission with some conditions. Contact person is Wayne Beauvais, 1050 Maryland Drive, Vista, CA 92083. (DPLU Planner is Katie Hughes 858-495-5845)
	b. Department of Public Work to VCCPG, Response to Oliver Smith re: Fruitvale Road/Stargaze Lane intersection. DPW's review of the collision history for the Fruitvale Road/ Stargaze lane intersection revealed no reported collisions during the last five year. DPW agrees, nevertheless, that it would be desirable to program a future project to improve the intersection to include pedestrian facilities. (Oliver

	Smith)	
	c. DPLU to VCCPG; AT&T Mobility, SD0634 Superior Hollow MUP; 3300-11-008 (P11-008); 12746 Superior Hollow Road, an unmanned cell site. Project Contact Karen Adler at 760-715-3416; (DPLU Planner is Michelle Chan 858-694-2610) (Mark Jackson)	
	d. DPLU to VCCPG, Stevens, Administrative Permit Wind Turbine, Site Plan ; 3000-11-006 (AD11-06) located at 26904 Del Ridge Lane; Owner is Chris Stephens 858-527-5505 (DPLU Planner David Sibbet at 858-694-3091) (Brian Bachman)	
	e. Atkinson, Andelson, Loya, Ruud and Romo, attorneys for Valley Center-Pauma Unified School District in the matter of the San Pasqual Band of Diegueno Mission Indians and taking in trust of land adjacent to the Valley Center Middle School. Copy of Statement of Reasons sent to Oliver Smith and the VCCPG.	
8.	Motion to Adjourn: 9.08 pm	
	Discussion: None	
	Maker/Second: Rudolf/Hofler	Carries/Fails (Y-N-A): 14-0-0 Voice